



# City of Annapolis

Department of Planning & Zoning

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## Historic Preservation Commission

December 9, 2014

The Historic Preservation Commission (HPC) of the City of Annapolis held its regularly scheduled public meeting on December 9, 2014 in the City Council Chambers. **Chair** Kennedy called the meeting to order at 7:30pm.

**Commissioners Present:** **Chair** Kennedy, **Vice Chair** Leahy, Phillips, Finch, Toews, Kabriel, Zeno

**Staff Present:** Theimer-Brown, Dowling

**Chair** Kennedy introduced the commissioners and staff. She stated the Commission's purpose pursuant to the authority of the land use articles and administered the oath en mass to all persons intending to testify at the hearing.

### C. ANNOUNCEMENTS

There were no announcements.

### D. VIOLATIONS

There were no reported violations.

### E. CONSENT DOCKET

- 2.** **30 Fleet Street** – Amy Shields – Construct a two-story addition to the rear of building. **Approved as conditioned in the staff report.**
- 3.** **133 Main Street** – Harold Kwon/Guon Design – Enlarge door opening on side of building, replace door and install transom window. **Approved as conditioned in the staff report.**
- 7.** **80 Compromise Street** – William Herman – Replace waterside porch enclosure. **Approved as conditioned in the staff report.**

**Vice Chair** Leahy moved to approve the applications for 30 Fleet Street, 133 Main Street and 80 Compromise Street as conditionally approved as indicated in the staff report. Mr. Toews seconded the motion. The motion passed unanimously in a vote of 7-0.

### F. NEW BUSINESS

- 1.** **140 South Street** – Jay Schwarz/Alt Breeding Schwarz Architects – Replace windows, install new skylights, repair/replace membrane roofing and install signage and new lighting on front of building.

Mr. Schwarz noted the application packet includes two options for windows; two different signage locations and typeface sizing for the HPC to consider. He has reviewed Ms. Craig's recommendations and concurs with them.

**Staff:** Ms. Theimer-Brown restated the written staff report and recommended conditional approval as detailed in the staff report. Mr. Dowling concurred with staff's comments and asked about the proposed materials for the windows. Mr. Schwarz responded that the entire window will consist of wood.

**Public:** Public testimony opened at 7:45pm and those speaking on the application are noted below.

Name	Address	In Favor	In Opposition
Donna Ware	HAF	X	

No one else from the public spoke in favor or in opposition of the application so **Chair** Kennedy declared the public hearing closed at 7:45pm.

**Commissioners:** The HPC asked questions about the HVAC rooftop units to which Mr. Schwarz responded. Ms. Zeno requested that the revised window plan be included in the record and Mr. Schwarz was amenable to providing.

**Vice Chair** Leahy noted that whereas the application for 140 South Street as amended complies with HPC guidelines D.6, D.12, D.16, D.29, D.30 and D.37 moved approval of the application subject to the conditions detailed in the staff report. Ms. Zeno seconded the motion. The motion passed unanimously in a vote of 7-0.

The following Commissioners made a site visit on this application.

Name
Leahy, Finch, Zeno, Toews

**Chair** Kennedy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
A	HPC Application dated 10/29/14
B	Staff report dated 12/6/14

- 4. 199 Prince George Street** – Jay Schwarz/Alt Breeding Schwarz Architects – Replace windows, install new skylights, repair/replace membrane roofing and install signage and new lighting on front of building.

Mr. Howard Rittenberg of Roof Masters explained that the guidelines require metal roof replacements in the historic district to be hand-formed field-painted so are requesting an exception to this requirement because of the deteriorated condition of the existing roof that is in need of repair and provided photographs for the HPC to review. He added that the section of the roof proposed for replacement is not visible to the public. He also received notification that the terne material that is proposed will not be available until April 2015. The proposed material is factory produced with a life expectancy of 40 years. Mr. Rittenberg responded to several questions from the HPC regarding the application.

**Staff:** Ms. Theimer-Brown restated the written staff report and recommended conditional approval as detailed in the staff report.

**Public:** Public testimony opened at 8:08pm no one from the public spoke in favor or in opposition of the application so **Chair** Kennedy declared the public hearing closed at 8:08pm.

**Commissioners:** The HPC deliberated on the application and briefly discussed specific conditions to place on the application to which the applicant was agreeable.

**Vice Chair** Leahy moved approval of the amended application for 199 Prince George Street subject to the standing seams of the roof be formed at one inch or less; that the ridge cap is accomplished by hand forming and dying off into the ridge seam; that the color be provided to staff for approval; and staff be provided a sample panel for evaluation on how it will be formed into its size. Ms. Zeno seconded the motion. The motion passed unanimously in a vote of 7-0.

The following Commissioners made a site visit on this application.

Name
Kennedy, Phillips, Zeno, Toews

Chair Kennedy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
A	HPC Application dated 10/29/14
B	Staff Report dated 12/6/14
C	Applicant Supplemental Material dated 11/15/2014
D	Walas Email dated 12/9/14

- 5. 16 N. Acton Place** – Scarlett Breeding/Alt Breeding Schwarz Architects – Construct a new one-story addition, covered entry at existing front door, trellised terrace, pool and hardscaping (**CONTINUED**)
- 6. 3 Revell Street** – Mary Ann Treger – Enclose a portion of the existing first floor deck and terrace area below. Construct terrace deck above the first floor enclosure and install new windows and relocate existing doors. (**WITHDRAWN**)

The HPC recessed at 8:26pm and reconvened at 8:30pm.

**J. PRE APPLICATION**

Chair Kennedy reminded those present that this is an informal discussion and held as a courtesy to the applicants to determine feasibility as well as to address any other issues of concern that may arise at the hearing. This review does not constitute an approval and nothing discussed in this session will be binding on the commissioners or applicants.

- 1. 5 St. Mary's Street** – Purple Cherry Architects – New Construction

Ms. Purple Cherry gave a brief overview of the location of the house that is located on St. Mary's Street and noted that the owner is proposing to build a two story home. She provided photographs of the proposal and briefly went over some of the details.

Chair Kennedy **summarized** that this is presented as new construction with demolition of existing structure. It is suggested that the applicant discuss with staff the probative value of returning for a second pre-application to discuss the demolition criteria that the HPC will be reviewing. Some of the guidelines pointed out were B.3 and B.4 that relate to the scale of the windows making sure they are not oversized within context of the streetscape and the size of the structure. There were also discussions regarding the use of the oval window whether it is sympathetic and can be seen within the half block perimeter. There were some discussions regarding the overpowering visual of the concept photo which may be leading to a more grand perception than the architecture itself may merit. There are questions of the deep overhang and wide steps specifically whether too strongly impacting the streetscape as it stands with this new addition. Also pointed out was guideline B.10, specifically the setback analysis will be critical to make sure it does not overpower the streetscape in which it sits. Generally the discussion of members present revolved around the feasibility of the two story structure on the site and the relationship as well as dominance being important in a successful development of the two-story structure. There was a request that the landscaping plans be included in the final packet. There were discussions regarding HPC guidelines B.5 and B.6 relating to the roof form ensuring that it is not overpowering. The applicant should look at the analysis of the massing from down the hill to up the hill.

- 2. 122 Main Street** – Purple Cherry Architects – New one-story addition with two-story façade, one story structure with two-story in height. This is an infill building.

Ms. Purple Cherry explained that this is a one floor structure infill building to become two-story in height. It can be seen from a public way and is in keeping with two adjacent structures. She provided a photo montage of the proposal and went over the details of the proposal.

**Chair Kennedy summarized** that there are concerns so changes as well as some tweaks are necessary to the design in order to move the project forward. There is a continuum of opinion among the commissioners with some expressing fairly substantial and serious concerns while others believe that with additional detailing as well as the flipping of elements to be more respectful of the Kilwin side as solving the problem. The applicant should provide more analysis of the streetscape and analytical support in the testimony. There are some who are satisfied with what is presented so require very minor modifications.

**3. 98 Duke of Gloucester Street** – Jim Bowersox – Front door renovations

Mr. Bowersox explained that this is a “very ugly” house that was previously converted to two apartments so they are proposing to convert it back to a single family home. There are currently two front entrance doors so the proposal is to eliminate both front doors and bring house up to modern standards. He provided and discussed the written comments on how he plans to standardize the house.

**Chair Kennedy summarized** that the HPC will be asking for photographic evidence of the house. The applicant needs to provide an application on the front door as quickly as possible if this is the priority and there needs to be historic evidence of the entrance to the house so the applicant is encouraged to work with staff to achieve this.

**4. City Dock – City of Annapolis** – Bulkhead improvements

Mr. Deborah Schwab gave a brief overview of the project explaining that the project is intended to be a repair and replacement in kind project of the existing bulkhead. She referred to Appendix A that shows the project area. This is an already funded project and must start by next October or the funds will be lost. There will be some features that are different due to code requirements however the biggest issue is what kind of bulkhead sheeting to use. The cantilever style will be used so that a smaller area will be disturbed. Mr. Walters discussed the electrical pedestals that will be 60% of the existing and their proposed locations.

**Chair Kennedy summarized** that this is an application for Phase 2 City Dock renovations. Some of the issues raised are to mitigate and make a less intrusive clutter filled execution including combining together the necessary electrical outlets along with pilings; looking at the minimum and maximum reach of pilings; balancing out the visual needs of the boaters with needs of visual access and the HPC guidelines to minimize clutter; looking at design on the new cap and minimizing upper height of cap by providing necessary step back; discussion of redesign of the head of Market Slip and it is the feeling of members present that this change would be acceptable as long as it is context sensitive and not a single level; procurement to look at minimizing the size, the shape and the impacts of the white color on the electrical post to be compliant with guidelines; feedback was that the wood deck on the Fawcetts side will need to be maintained to be compliant with guidelines; a full application should include archaeological assessment protocols; and also mitigation and monitoring of any seismic impacts down Market Street.

With there being no further business, **Vice Chair Leahy** moved to adjourn the meeting at 11:46pm. Mr. Toews seconded the motion. The motion passed unanimously in a vote of 7-0.

**The next meeting is scheduled for December 17, 2014 at the City Council Chambers**  
Tami Hook, Recorder